

## Legislation Text

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**APPLICATION FOR A ZONING BY-LAW AMENDMENT - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF 2667340 ONTARIO INC. - 272 INNISFIL STREET (WARD 8) (FILE: D14-1689)**

James Hunter from Innovation Planning Solutions advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment for lands municipally known as 272 Innisfil Street, Barrie.

Mr. Hunter discussed slides concerning the following topics:

- The application context and surrounding area;
- Pictures illustrating the existing land use;
- The development concept for the subject land;
- Architectural Renderings illustrating the conceptual site plan;
- The existing land use designations;
- A photograph illustrating the proposed conceptual unit designs for the development;
- The proposed Zoning By-law Amendment;
- The community comments and concerns raised at the neighbourhood meeting; and
- A summary of the application.

Celeste Kitsemetry, Planner, Development Services provided an update concerning the status of the application. She reviewed the public comments received during the neighbourhood meeting held on November 27, 2019. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Kitsemetry discussed the anticipated timelines for the staff report regarding the application.

**VERBAL COMMENTS:**

1. **Cathy Colebatch, 97 Cumberland Street** advised that a number of comments were made at the neighbourhood meeting in support of the proposed development and a general consensus of the community feeling the development is needed. She noted her concern with the area already having heavy traffic volumes and adding addition traffic from the proposed development would cause further impacts. Ms. Colebatch commented on the traffic report provided for this development appeared to be done in 2016 and 2017 and that she feels the information would no longer be relevant. She provided suggestions that included a viewing of the concept plans to see the design material and architecture of the development to ensure the design fits the historic value of the neighbourhood, that a landscape buffer be integrated into the design to use more trees as the area will be losing a lot of older trees, the possibility of murals to be painted on the boards surrounding the site during the construction stages and that consideration be given for an archeological study on the site and it holds a lot of historical significance. Ms. Colebatch addressed further concerns that included the underground parking and subsequent drilling that will take place in the large water table that exists under the site, and a concern for the local birds with the height of the proposed development and how their issues might be mitigated.
2. **Sebastian Vatsoff, 2 Kozlov Street** commented on his concern with the water table that Ms. Colebatch had spoken about earlier. He provided suggestion of a more historical design for this development to align with new more modern designed condos along the waterfront. Mr. Vatsoff noted that some colour

into the design of the buildings would add contrast to the area as other developments are simply grey. Members of Council asked a few questions for clarification and received responses.

**WRITTEN COMMENTS:**

No written comments were received.